

168.0

0007

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

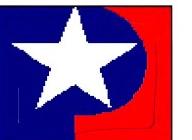
765,300 / 765,300

USE VALUE:

765,300 / 765,300

ASSESSED:

765,300 / 765,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
243		FLORENCE AVE, ARLINGTON

OWNERSHIP

Owner 1:	NELSON KYLE/HELEN	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 243 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	KAUFFNER MARRET/TRUSTEE -
Owner 2:	KAUFFNER TRUST -

Street 1: 243 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains 4,991 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Clapboard Exterior and 1638 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4991		Sq. Ft.	Site		0	70.	1.14	7									398,813						398,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										111541
										GIS Ref
										GIS Ref
										Insp Date
										08/04/18

1 of 1

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765,300 / 765,300

PREVIOUS ASSESSMENT

Parcel ID 168.0-0007-0003.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	366,600	0	4,991.	398,800	765,400	765,400	Year End Roll	12/18/2019
2019	101	FV	272,100	0	4,991.	398,800	670,900	670,900	Year End Roll	1/3/2019
2018	101	FV	234,100	0	4,991.	336,100	570,200	570,200	Year End Roll	12/20/2017
2017	101	FV	234,100	0	4,991.	307,700	541,800	541,800	Year End Roll	1/3/2017
2016	101	FV	234,100	0	4,991.	262,100	496,200	496,200	Year End	1/4/2016
2015	101	FV	206,200	0	4,991.	227,900	434,100	434,100	Year End Roll	12/11/2014
2014	101	FV	206,200	0	4,991.	210,800	417,000	417,000	Year End Roll	12/16/2013
2013	101	FV	206,200	0	4,991.	200,500	406,700	406,700		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
KAUFFNER MARRE	49702-222		6/29/2007		395,000	No	No				
KAUFFNER MARRET	31700-249	Convenience	8/10/2000		1	No	No				
	12495-719		8/6/1973		29,300	No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/23/2016	1565	Solar Pa	2,500	C				
9/2/2010	1078	Dormers	128,794					2DRMRS/NEWBTH/MBDR
11/5/1997	671	Manual	4,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	Meas/Inspect	HS	Hanne S
4/12/2011	Info Fm Prmt	BR	B Rossignol
12/3/2008	MLS	MM	Mary M
10/25/2008	Meas/Inspect	189	PATRIOT
8/6/2007	MLS	HC	Helen Chinal
12/20/1999	Meas/Inspect	264	PATRIOT
7/23/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: 1	Rating: Very Good	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:													
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:																											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1																				
Kits: 1	Rating: Good	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																					
Location:	Total Units:	Other	Upper	Lvl 2																										
Floor:	% Own:	Lvl 1																												
Name:		Lower		Totals	RMs: 7	BRs: 4	Baths: 1	HB																						
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																		
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	7	4														
Alt %:	Jurisdict: G12	Fact: .	Const Mod:					Additions:					Kitchen:																	
Lump Sum Adj:								Baths:					Plumbing:																	
INTERIOR INFORMATION				DEPRECIATION				Electric:					Electric:																	
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GV - Good-VG	10.	%	Override:	Heating:					Heating:																	
Sec Floors:	Total: 10.8	%		General:				General:	1	7	4																			
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL														
				Basic \$ / SQ: 130.00	Size Adj.: 1.29102564	Const Adj.: 0.98000199	Adj \$ / SQ: 164.477	Rate	Parcel ID	Typ	Date	Sale Price					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
				Other Features: 84517	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:										BMT	Basement	1,020	49,340	50,330									
				LUC Factor: 1.00	Adj Total: 410903	Depreciation: 44377	Depreciated Total: 366525	WtAv\$/SQ:	AvRate:	Ind.Val			Juris. Factor: 1.00	Before Depr: 164.48	Special Features: 0	Val/Su Net: 127.70	Final Total: 366500	Val/Su SzAd	223.75	FFL	First Floor	936	164,480	153,950						
																TQS	3/4 Story	702	164,480	115,463										
																WDK	Deck	128	13,540	1,733										
																EFP	Enclos Porch	84	58,440	4,909										
																Net Sketched Area: 2,870				Total: 326,385										
																Size Ad	Gross Are	3104	FinArea	1638										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				IMAGE																	
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value													
More: N	Total Yard Items:					Total Special Features:								Total:																